

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-064 Date Received: 5/15/15
Application Accepted by: R. Reiss Fee: \$1,900
Commission/Civic: University
Existing Zoning: C-4
Comments: 7/28/15

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

The Board of Trustees of the Columbus Metropolitan Library update and re-design of Northside Branch, located at 1423 N High St, Columbus, OH 43201, will require three variances for building set-backs, parking space variance, and parking set-back variance. Please see more attached.

LOCATION

Certified Address: 1423 North High Street City: Columbus Zip: 43201

Parcel Number (only one required): 010-029788

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Board of Trustees, Columbus Metropolitan Library Phone Number: 614-645-2275 Ext.: _____

Address: 96 South Grant Street AVE City/State: Columbus, OH Zip: 43215

Email Address: nscarpitti@columbuslibrary.org Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Christopher N. Slagle Phone Number: 614-227-8826 Ext.: _____

Address: Bricker & Eckler LLP - 100 South Third Street City/State: Columbus OH Zip: 43215

Email Address: cslagle@bricker.com Fax Number: 614-227-2390

SIGNATURES (All signatures must be provided and signed in **blue ink**)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Christopher N. Slagle

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Board of Zoning Adjustment Application

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BZA15-064
1423 N. High St.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher N. Slagle, Esq.

of (1) MAILING ADDRESS Bricker & Eckler LLP - 100 South Third Street, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1423 North High Street, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Board of Trustees, Columbus Metropolitan Library
96 South Grant Street
Columbus, OH 43215
c/o Nikki Scarpitti

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Board of Trustees, Columbus Metropolitan Library
614-645-2275

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) University Area Commission c/o Susan Keeny, Zoning Chair
Northwood & High Building, 2231 N. High St.
Columbus, OH 43201 - (614) 441-8174

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
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☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Christopher N. Slagle

Sworn to before me and signed in my presence this 14th day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Samantha L. Williams

My Commission Expires May 12, 2018

Notary Seal Here



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 12, 2018

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PUBLIC LIBRARY OF COLS
FRNKL CTY BD OF TRUSTEES
96 S GRANT AVE
COLUMBUS OH 43215

1426 HIGH STREET LLC
2555 34TH ST NE
CANTON OH 44705

CEMAC PROPERTIES LLC
1020 DENNISON AVE STE 102
COLUMBUS OH 43201

180 PARTNERS LLC
P O BOX 163970
COLUMBUS OH 43216

CHARLES E POLLOCK
31 W EIGHTH AV
COLUMBUS OH 43201

PLASMA BIOLOGICAL
SERVICES LLC
5700 PLEASANT VIEW RD
MEMPHIS TN 38134

LANTERN SQUARE
APARTMENTS LLC
1444 N HIGH ST
COLUMBUS OH 43201

RADAR OF HURON LTD
22 E GAY ST
COLUMBUS OH 43215

NIEDER LLC
1776 W LANE AVE
COLUMBUS OH 43221

ANNLEE INVESTMENT CO LLC
1398 N HIGH ST
COLUMBUS OH 43201

DAVID W SMELSER
41 MCMILLEN AVE
COLUMBUS OH 43201

WINKLE OSU LLC
10 N HIGH ST STE 401
COLUMBUS OH 43215

ALDEE REALTY LLC
28930 ST RT 46
SORRENTO FL 32776

MRS RENTAL PROPERTIES VI
LLC
5630 SCIOTO PKWY
POWELL OH 43065

CHRISTOPHER N. SLAGLE
BRICKER & ECKLER LLP
100 S. THIRD ST.
COLUMBUS OH 43215

UNIVERSITY AREA COMMISSION
SUSAN KEENY
2231 N HIGH ST
COLUMBUS OH 43201

BZA15-064
1423 N. High St.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-064

1423 N. High St.

One Stop Shop Zoning Report Date: Fri May 29 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1423 N HIGH ST COLUMBUS OH 43201

Mailing Address: 96 S GRANT AVE
COLUMBUS, OH 43215

Owner: PUBLIC LIBRARY OF COLS & FRNKLC

Parcel Number: 010029788

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: UNIVERSITY UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University/Impact

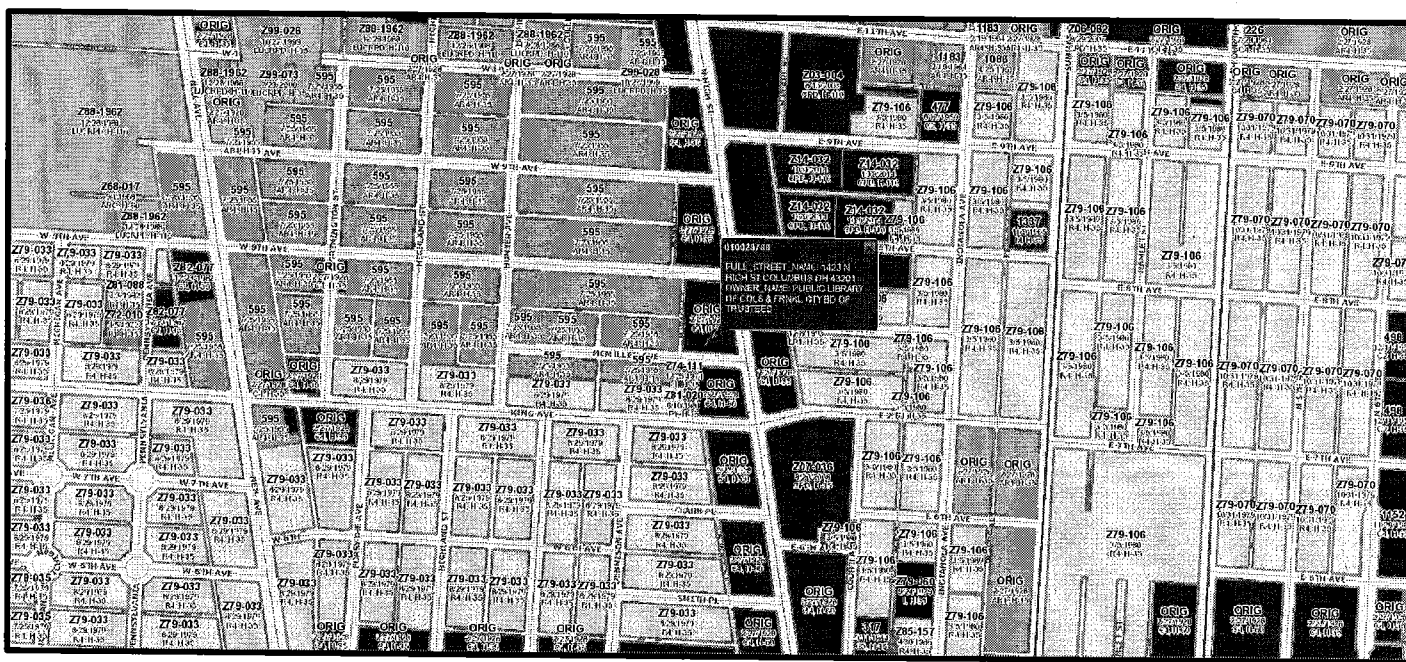
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



Columbus Metropolitan Library

- Board of Zoning Adjustment – Variance Application
- 1423 North High Street

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of Applicant Board of Trustees of the Columbus Metropolitan Library's request for Board of Zoning Adjustment variances related to the development and renovations of its Northside Branch Library to be located at 1423 North High Street, Columbus, Ohio.

The Northside Branch, located at 1423 N. High Street, Columbus, is one of the 10 branches that will be refreshed as part of the Library's 2020 Vision Plan. It is currently 7,782 square feet and no longer has the capacity to serve its community effectively. Upon demolition and construction, the Northside Branch will be approximately 26,000 square feet and will open to the community in 2016. The estimated project budget is approximately \$10.9 million. In order to accommodate a larger footprint for the building, Columbus Metropolitan Library is requesting zoning variances for the project.

Clearly, the new Branch represents a high-quality solution in this neighborhood and a valuable, long-term community asset. Among the new facilities will library staff to continue assisting patrons, as well as educational areas for children, homework assistance, computer work stations, and adult skills development, and other related library and community activities.

Variances Requested:

The Columbus Metropolitan Library requests the following variances:

- (1) Variance from C.C.C. Section 3372.604(A) – Building Setbacks
- (2) Variance from C.C.C. Section 3372.604(B) – Parking Setbacks
- (3) Variance from C.C.C. Section 3372.609 – Parking Space Requirements

Variance 1. Section 3372.604-A – Building Setback Requirements. The current building setback requirements are as follows:

- A. The minimum building setback is zero (0) feet and the maximum building setback is ten feet, except where a public-private setback zone is provided. Where a public-private setback zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.

Hardship Statement: The proposed building currently provides a setback along North High Street that ranges between 5'-5 ½" to 40'-8" from the property line at street level. Above the street level, a portion of the building extends over this plaza at the corner of High Street and McMillen Ave. It is the desire of the Columbus Metropolitan Library to use this setback space to allow for a small public plaza for gathering, green space, bike racks and building access to the new branch library. Due to the small nature of the site and the desire to address the street urban condition, the plaza is most appropriately placed on the North High Street Side. We feel an exception is due because the civil nature of the building use warrants a public space along the street edge.

Variance 2. Section 3372.604-B – Parking Setback Requirements. The current parking setback requirements are as follows:

- B. The minimum setback for parking lots is five feet. Parking lots and accessory buildings shall be located behind the principal building. Where access behind the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building.

Hardship Statement: To maximize parking on this small urban site, the Columbus Metropolitan Library wishes to have a row of parking that is directly accessed off of North Wall Street. The parking setback for these spaces range from 1" to 2'-1 ½" from the property line. According to our recent survey, North Wall Street is approximately 25' in width along the proposed parking space area.

Variance 3. Section 3372.609 – Parking Space Requirements. In addition to the standards found in the Off-Street Parking and Loading Chapter, the following standards shall also apply.

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1423 N. High St.

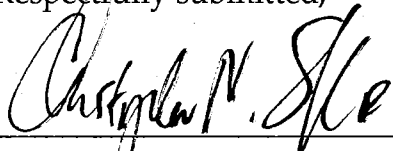
B. In recognition of the development pattern associated with this overlay, the required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:

1. All uses, other than an eating or drinking establishment smaller than five thousand (5,000) square feet with a pickup unit, are permitted a twenty-five (25) percent reduction of the required parking in the Off-Street Parking and Loading Chapter.

Hardship Statement: Per zoning code section 3312.49-B, for a library use of 26,042 square feet, 63 parking spaces are required. This number is reduced per section 3372.609 by 25%, requiring this project to have 47 total spaces. The proposed site plan allows for 40 parking spaces. This is due the reduced area of the urban site and the desire of the property owner to provide a safe and well-functioning parking lot, with pedestrian access from the Wall Street parking spaces and a second access drive along Wall Street.

For the reasons stated above, Applicant request the above-referenced variances in connection with its new Northside Library Branch. The variance will enable the facility to fit fully within function and appeal in the urban area in which it will be located along North High Street. We appreciate the City of Columbus' support with this project.

Respectfully submitted,



Christopher N. Slagle
Bricker & Eckler LLP
100 South Third Street
Columbus, OH 43215
Phone: 614.227.8826
Fax: 614.227.2390
E-mail: cslagle@bricker.com

Counsel for Applicant – Board of Trustees, Columbus Metropolitan Library



96 S. Grant Ave.
Columbus, Ohio 43215
columbuslibrary.org | 645-2275

Columbus Metropolitan Library (CML) is proud to serve Franklin county residents at our 22 branches. We strive to meet the needs of all who walk through our doors – from the avid hard copy readers and the novice eBook users, to students in need of homework help and displaced adult workers seeking assistance with job applications. We continue to seek innovative ways to inspire reading, share resources and connect people as we evolve in our role as a critical community asset. Our goal, to provide the highest level of customer service to all who walk through our doors while meeting critical community needs inside our branches and beyond, has never been more evident than now. Our programs and services impact our communities every day.

Columbus Metropolitan Library is positioned to reinvent itself through our 2020 Vision Plan, an ambitious capital improvement program that will touch 10 library locations. CML's capital spending for the 2020 Vision Plan is estimated at \$120 million.

No major projects have been completed by Columbus Metropolitan Library in the last 10 years. Many of our buildings can no longer meet the needs of our growing communities. Some branches are 40-50 years old; some are dramatically undersized for the populations they serve. Program changes have resulted in lost space to accommodate Homework Help Centers and Ready for Kindergarten areas. Library usage has changed; there is still a need for space for books, but there also is a need for study space, college instruction space, GED preparation, tutoring, literacy classes, and technology.

Due to community demand, the new branches will be approximately 2 ½ to three times larger than the facilities they replace. These buildings will be flagship institutions in many neighborhoods where economic development and growth has been stagnant, and we anticipate that they will generate additional economic investments from other property owners.

CML places a priority on our Young Minds and continually partners with Columbus City Schools and many other districts throughout Franklin County. CML is committed to serving as an out-of-school educational resource. Our partnership with Columbus City Schools has led to programs and initiatives aimed at improving student performance on the third grade reading test and in kindergarten readiness. Our new buildings are critical to helping us enhance our service to these students and improve educational outcomes. Our new buildings will:

- Increase Homework Help Center spaces
- Increase Children and Teen spaces
- Increase technology access and life skills spaces

Through our new branches, we will be better equipped to serve all who walk through our doors, especially the most vulnerable. For many of our customers, the library is the only point of access for those without technology or internet services, and we continue to play a key role in helping to ensure that kids in these communities have access to books and other educational resources. Our new buildings will enable Columbus Metropolitan Library to continue to be direct community partners in initiatives that improve literacy and promote lifelong learning for people of all ages, which has a positive long-term economic impact on Franklin County.

The Northside Branch, located at 1423 N. High Street, Columbus, is one of the 10 branches that will be refreshed as part of the 2020 Vision Plan. It is currently 7,782 sq. ft. and no longer has the capacity to serve its community effectively. Upon demolition and construction, the Northside Branch will be approximately 26,000 sq. ft., and will open to the community in 2016. The estimated project budget is approximately \$10.9 million. In order to accommodate a larger footprint for the building, Columbus Metropolitan Library is requesting zoning variances for the project.

CML Board of Trustees

Roger P. Sugarman Kegler, Brown, Hill & Ritter Co., L.P.A. • Randy J. Fortener Cozzins Road Capital
Tim Frommeyer Nationwide Financial • Michael Lawson Grant Medical Center • Cynthia A. Hilsheimer BeecherHill
Erika Clark Jones City of Columbus • Amy Milbourne WOSU Public Media

CML Branches

Driving Park • Dublin • Franklinton • Gahanna • Hilliard • Hilltop • Karl Road • Linden • Livingston • Main Library • Marion-Franklin • Martin Luther King
New Albany • Northern Lights • Northside • Parsons • Reynoldsburg • Shepard • South High • Southeast • Whetstone • Whitehall

BZA15-064
1423 N. High St.



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-029788

Project Name: NORTHSIDE BRANCH LIBRARY

House Number: 1423

Street Name: N HIGH ST

Lot Number: 1-4

Subdivision: B F STAGES SECOND ADD

Work Done: NEW

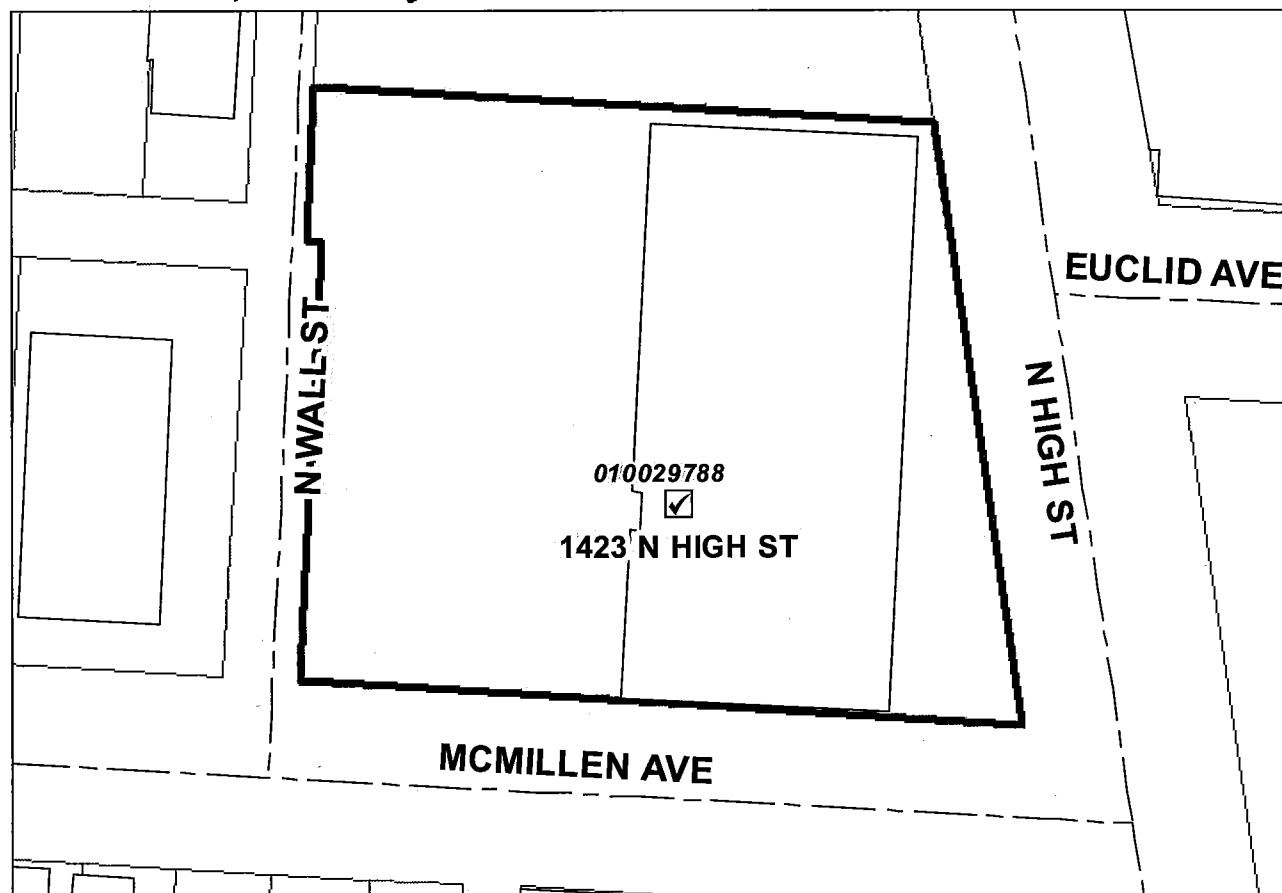
Complex: N/A

Owner: PUBLIC LIBRARY OF COLS & FRNKL CTY BD OF TRUSTEES

Requested By: NBBJ

Printed By: Phil Y Shih

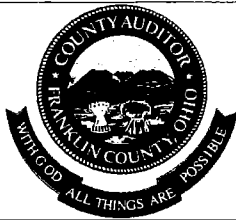
Date: 5/5/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 484639



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: KS

DATE: 4/21/15



Disclaimer

Scale = 100

Grid North

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are n information sources should be consulted for verification of the informat county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

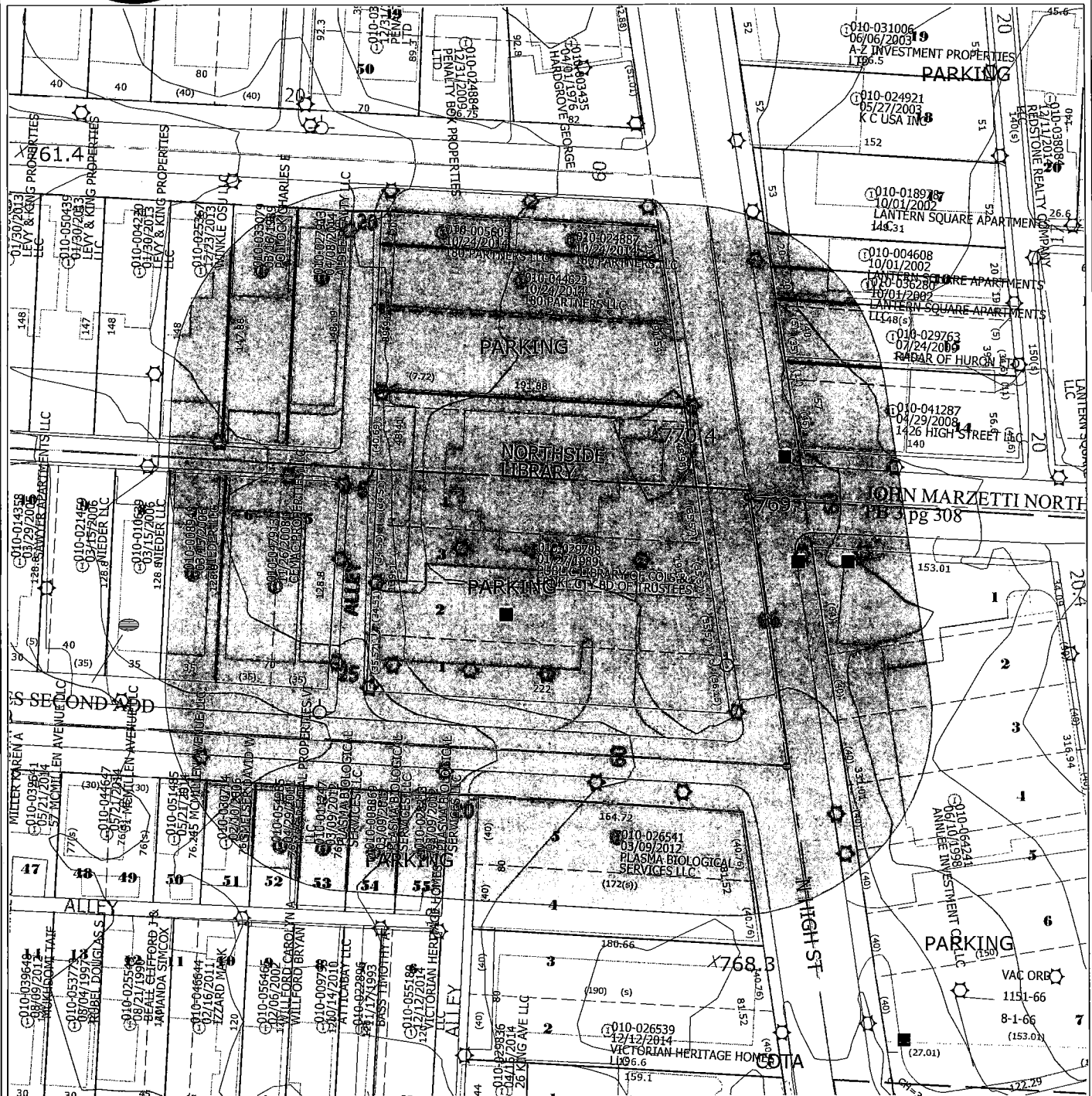
BZA15-064
1423 N. High St.



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: KS DATE: 4/21/15



Disclaimer

Scale = 91'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION

BZA15-064
1423 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher N. Slagle, Esq.

of (COMPLETE ADDRESS) Bricker & Eckler LLP - 100 South Third Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Board of Trustees, Columbus Metropolitan Library, 96 South Grant Street, Columbus, OH 43215

SIGNATURE OF AFFIANT

Christopher N. Slagle

Sworn to before me and signed in my presence this

14th

day of

May

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

Samantha L. Williams

May 12, 2018
My Commission Expires

Notary Seal Here



SAMANTHA L. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 12, 2018

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